



ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
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Kevin Davis
Parish President

Appeal # 7
ZC approved 5/3/05

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: MAY 3, 2005

(Reference Case on Zoning Commission Agenda)

ZC 04-08-065

TEXT CHANGE

ACCESSORY BUILDINGS

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
 SIGNATURE

Carlo Hernandez 05-13-05
 (SIGNATURE)

CARLO HERNANDEZ

2818 MESA COURT

MAUDEVILLE, LA 70448-8479

PHONE #: 985 626-7578



ZC04-08-065
 TEXT CHANGE:

An ordinance to amend St. Tammany Parish Land Use Regulations, Ordinance No. 523, Section 6.13, to modify the standards for accessory buildings and structures, and Section 10, to modify the definition of accessory buildings, accessory structures, or uses.

ST. TAMMANY PARISH COUNCIL

Appealed

ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR: MR. GOULD PROVIDED BY: COUNCIL OFFICE

REINTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____ 2005

ORDINANCE TO AMEND THE ST. TAMMANY PARISH CODE OF ORDINANCES, APPENDIX B, LAND USE REGULATIONS ORDINANCE (ORDINANCE NO. 523), SECTION 5.11 SIDE YARDS, SECTION 5.13 ACCESSORY BUILDINGS & STRUCTURES (ZC04-08-065)

WHEREAS, the St. Tammany Parish Council has determined that it is necessary to amend parish land use regulations to provide for clarifications in the accessory structure provisions; and

WHEREAS, the unprecedented growth and development experienced by this Parish mandates that more comprehensive restrictions be placed in order to protect citizens and property.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the St. Tammany Parish Land Use Regulatory Ordinance No. 523, specifically, Section 5.11 Side Yards, be hereby amended to henceforth read as follows:

1. For the purpose of the side-yard and lot frontage regulations, a two-family, three-family, or four-family dwelling, a group of town houses, a multiple-family dwelling, electric substation, telephone exchanges, or telephone repeater structures for public utility purposes shall be considered as one building occupying one lot.
2. Where a side yard(s) is not required, but is provided, such yard(s) shall not be less than three (3) feet in width paralleling the side lot line.

BE IT FURTHER ORDAINED that the St. Tammany Parish Land Use Regulatory Ordinance No. 523, Section 5.13 Accessory Buildings & Structures, be hereby amended to henceforth read as follows:

1. Any accessory building may be built in a required rear yard. However, an accessory building must be located at least forty (40') feet from the front lot line, ten (10') feet from an interior rear lot line, ten (10') feet from the nearest interior side lot line and fifteen (15') feet from the nearest side street lot line. On through lots, an accessory building must be located at least forty (40') feet from the designated rear lot line.
Accessory buildings placed on buildable lots of record, or any accessory building under 100 square feet in area, must be located at least twenty-five (25') feet from the front lot line, five (5') feet from an interior rear lot line, five (5') feet from the nearest interior side lot line and ten (10') feet from the nearest side street lot line. On through lots, an accessory building must be located at least twenty-five (25') feet from the designated rear lot line.
2. The size of any accessory buildings shall not exceed seven and one half (7 ½ %) percent of the area of the lot on which the main building is situated.
3. Accessory buildings or structures permitted in a required rear yard by this ordinance shall not be higher than the peak of the roof of the principal building in residentially zoned districts. However, in any case, an accessory building or structure in a residentially zoned district cannot exceed twenty (20') feet in height.

4. No accessory building may be located in a required front yard. Fences, signs, lighting, paved driveways and other accessory structures may be located in required front yards, subject to meeting Parish site triangle requirements, when applicable.

5. In all single-family residential districts, no accessory buildings or structures, greater than one hundred (100) square feet in combined gross area, shall be constructed prior to construction of the primary structure:

6. The combined length of an accessory structure shall not exceed fifty (50) feet in all residential districts.

7. Agricultural buildings are permitted in R (Rural), SA (Suburban Agricultural) on lots of a minimum of 1 acre & A-1 (Suburban) Districts on lots with a minimum area of 5 acres of land. There is no size limitations for an agricultural building, with the exception of the standard seven and one half (7 ½ %) percent maximum building coverage for non-residential structures.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____, **SECONDED BY:** _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE ____ DAY OF ___, 2005; AND BECOMES ORDINANCE COUNCIL SERIES NO. _.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: _____, 2005

Published Adoption: _____, 2005

Delivered to Parish President: _____, 2005 @ _____

Returned to Council Clerk: _____, 2005 @ _____